

Legend

The buildings have been grouped into blocks. Each block has been numbered and indicated by the graphic on the left.

The components assessed in each building are graded on a five point scale as follows:

1	POOR	Must be addressed immediately to avoid further damage.
2	FAIR	Must be addressed prior to occupancy.
3	GOOD	Satisfactory condition for some use with limited life span
4	VERY GOOD	Acceptable for use in renovation
5	EXCELLENT	Acceptable for use with the majority of life span available

Downtown Kannapolis Building Assessment



Legend

RED	Building is in poor structural condition and areas are in need of immediate repair
ORANGE	Building is in fair structural condition
YELLOW	Building is in good overall condition but not lease ready
GREEN	Building is in good overall condition and is currently occupied or lease ready

Building Data

Add.	Street	Description	Est. Area
200	West Avenue	2 story+ pat. 2nd floor + basement	19,135
216	West Avenue	1 story + partial basement	10,922
248	West Avenue	1 story+ mezz+ part.basement	6,322
250	West Avenue	1 story+ mezz+ part.basement	6,423
201	Oak Avenue	1 story	612
203	Oak Avenue	1 story	1,060
	Subtotal		**44,474**

Block Key Plan



200 West Avenue

Study Block 6

Downtown Kannapolis Building Assessment



Basement



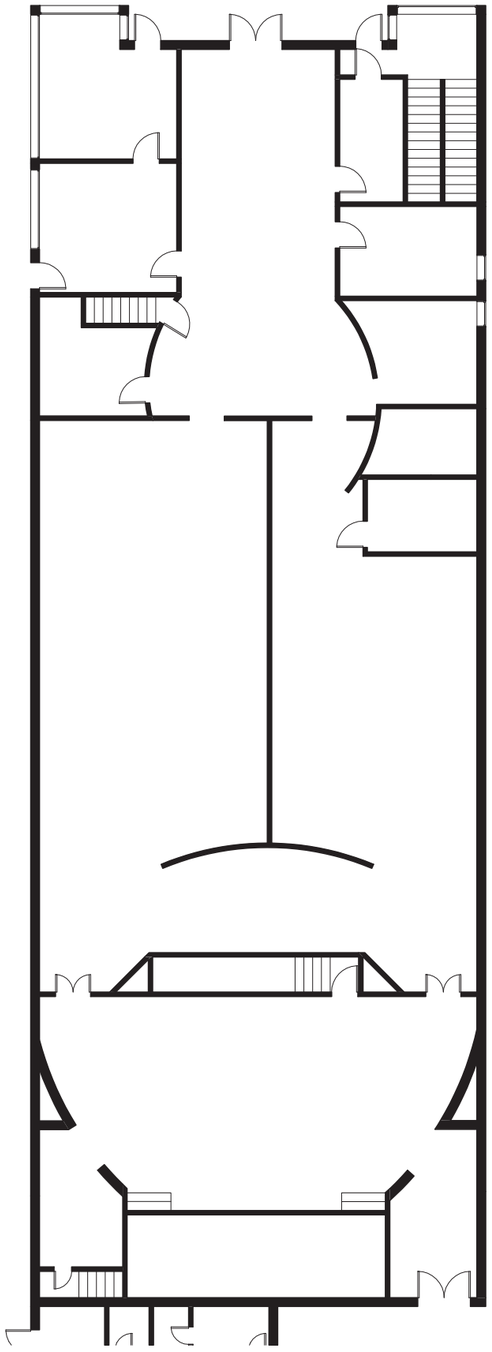
Open offices



Main entry



Rear elevation



BUILDING SUMMARY	
This building is a single story and full basement with a partial second floor. The structure is load bearing masonry perimeter walls with steel joists. The roof is a combination of sloped and flat areas. The building is attached on one side to an adjacent structure.	
BUILDING AREA	
Basement	7,874
First Floor	7,874
Second Floor	3,387
Total	19,135
GENERAL CONDITIONS	
Basement	Good
First Floor	Excellent
Second Floor	Good
Roof	Very Good
Facades	Good
Structural	Good
Mechanical	Good
Electrical	Fair
Plumbing	Good
Environmental	Fair
CURRENT TENANT	
RCCC R3 Center	
SUITABLE USES	
Restaurant	
Eductaional	



Entry Facade



Damaged eve



Wood trim



Roof and flashing



Gutters

EXTERIOR

#	Description	Condition
FACADES		
1.1	Front, right & left façade brick needs pointing up	Very Good
1.2	Front & right façade stone needs caulking	Very Good
1.3	Front, right & left façade holes in brick need caulking	Very Good
1.4	Front, right & left façade wood trim needs painting	Good
1.5	Front & left façade windows need painting	Good
1.6	Front façade clean brick	Very Good
1.7	Back façade stair missing H.R.	Poor
1.8	Back façade chimney has grass growing out of top	Poor
1.9	Right façade wood trim rotting above door	Fair
1.1	Right façade missing brick at offset	Poor
1.11	Right façade gutters need painting	Poor
1.12	Right façade rick cracked near front	Fair
FLAT ROOFS AND DRAINS		
2.1	Paint is peeling off flashing	Fair
2.2	Flashing is bent or missing	Poor
2.3	Debris on roof	Poor
SLOPED ROOFS AND GUTTERS/DOWNSPOUTS		
3.1	Copper gutters	Very Good
3.2	Aluminum gutters	Good
3.3	Interior downspouts	Very Good
3.4	Shingle roof has areas that need repair	Very Good
DOORS		
4.1	Interior doors on main floor	Excellent
4.2	Interior doors on lower level	Good
4.3	Interior doors on upper level	Very Good
4.4	Exterior doors	Very Good

INTERIOR

#	Description	Condition
FLOORS		
5.1	Carpet	Excellent
5.2	VCT	Excellent
5.3	Ceramic	Excellent
5.4	Lower level concrete	Very Good
5.5	Upper level CPT	Good
5.6	Upper vinyl	Good
WALLS		
6.1	GWB painted	Excellent
6.2	Lower brick, some drywall partitions	Very Good
6.3	Upper gypsum board	Very Good
CEILINGS		
7.1	ACT 2 x 2	Excellent
7.2	Skim coat - some damaged	Good
ACCESSIBILITY		
8.1	Men's room	Excellent
8.2	Women's room	Excellent
8.3	Upper men's and woment's single rooms are not ADA	Good
8.4	Circular vaulted cove ceiling in lobby	Excellent
8.5	Theater	Excellent



Carpet



Typical interior wall



Stairs to second floor



Bathroom

Overall Structural Condition: Good

Basement			
Area 1	Concrete Slab-on-grade for entire footprint	Condition:	Fair
Area 2		Condition:	
Area 3		Condition:	

First Floor			
Area 1	Front area in front of auditorium		
Columns:	Steel Wide Flange	Number of Bays:	3
Girder(s):	Steel Wide Flange (f-b)	Condition:	Good
Floor Framing:	Steel Bar Joists (s-s)	Comments:	
Decking:	Concrete on lath		
Area 2	Under Auditorium		
Columns:	Steel Wide Flange	Number of Bays:	3
Girder(s):	Steel Wide Flange (f-b)	Condition:	Good
Floor Framing:	Steel Wide Flange beams(e-w)	Comments:	
Decking:	Concrete on noncomposite metal deck		
Area 3	Under Stage		
Columns:	n/a	Number of Bays:	1 bay (f-b)
Girder(s):	Masonry Bearing Wall	Condition:	Good
Floor Framing:	Steel Bar joists (f-b)	Comments:	
Decking:	Wood		
Area 4	Rear Exterior		
Columns:	n/a	Number of Bays:	1 bay (mas brg all 4 sides)
Girder(s):	Masonry Bearing Wall	Condition:	Fair
Floor Framing:	Concrete Slab	Comments:	This area is outside the building and also under a portion of 201 Oak Ave.
Decking:	Concrete Slab		

Second Floor			
Area 1	Front area in front of auditorium		
Columns:	Steel Wide Flange	Number of Bays:	3
Girder(s):	Unknown	Condition:	Unknown
Floor Framing:	Unknown	Comments:	No access
Decking:	Unknown		
Area 2	Unknown volume over Auditorium and stage (inaccessable)		
Columns:		Number of Bays:	1 (clearspan)
Girder(s):		Condition:	Unknown
Floor Framing:		Comments:	There are bar joists in the ceiling over the auditorium, however this is much too low for the roof over this area. It is unknown if the bar joists only support a ceiling or if there is a concealed second floor space over the auditorium
Decking:			
Area 3			
Columns:		Number of Bays:	
Girder(s):		Condition:	
Floor Framing:		Comments:	
Decking:			

Roof			
Area 1	Front area in front of auditorium		
Columns:	unknown	Number of Bays:	3
Girder(s):	unknown	Condition:	Unknown
Roof Framing:	Wood (assumed)	Comments:	No access - wood assumed based on roof form
Decking:	Wood (assumed)		
Area 2	Over Auditorium		
Columns:	n/a	Number of Bays:	1
Girder(s):	unknown	Condition:	unknown
Roof Framing:	unknown	Comments:	No access - there appears to be a high roof above the auditorium space
Decking:	unknown		
Area 3			
Columns:		Number of Bays:	
Girder(s):		Condition:	
Roof Framing:		Comments:	
Decking:			

Perimeter Walls			
Basement:	Masonry Bearing	Condition:	Fair
1st Floor:	Masonry Bearing	Condition:	Good
2nd Floor:	Masonry Bearing	Condition:	Good
Parapet:	Masonry Bearing	Condition:	Unknown



Figure 1 - Ductwork



Figure 2 – RTU

Mechanical Systems

1. (1) Packaged Roof Top Unit – Trane (25 ton)
2. Air Distribution ducted with Grilles

The existing roof top unit appears to be approaching the midpoint of its expected life expectancy and would be recommended for replacement in 3-6 years

The existing air distributions systems for the associated unit will need to be evaluated for potential re-use for future projects. Some areas of the supply distribution system would need to be insulated to meet energy code requirements.

As a precautionary measure a hazardous material survey would be recommended to be performed prior to the start of any new project work due to the age of the building and it's systems.

Plumbing Systems

1. Electric Water Heater (30 gal)

The existing water heater appears to be approaching the midpoint of its expected life expectancy and would be recommended for replacement in 2-5 years.

The domestic water system appears to be comprised of PEX piping and would be suitable for re-use where practical.

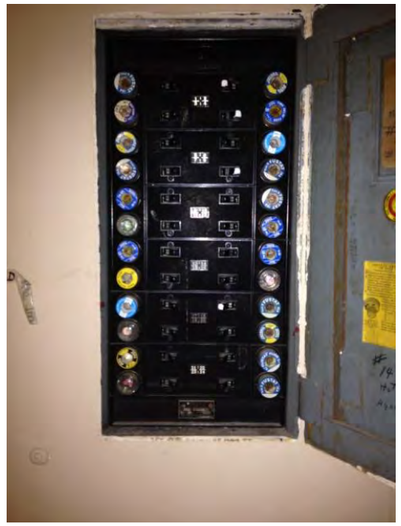
No fire protection system was present in the existing building.



Figure 3 – Water Heater



Figure 4 – Air Distribution



Fuse Panelboard



Electrical Distribution

Electrical Systems

1. Replace Electrical Service
2. Inefficient Lighting
3. Emergency Lighting Needed
4. Wiring should be replaced
5. Can re-use recepts/data, not relocate
6. No Fire Alarm System

a. The tenant space is served by a dedicated 208 volt electrical service which appears to be original to the building. The panel and the main service disconnecting means (located outside) have extended past the end of their life expectancy and should be replaced at the time of any future upfit reconfiguration to the tenant space.

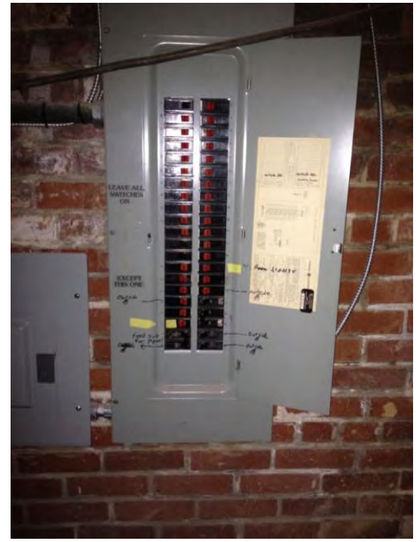
b. The existing lights in the tenant space appear to pendant mounted lights with incandescent sources. The lighting is minimal and meets the requirements of the North Carolina Energy Code. However, incandescent lighting is an inefficient lighting technology. It is recommended that any new tenant install more efficient lighting.

c. Exit signs and emergency lighting does not appear to be existing. Emergency lighting does not meet the requirements of the National Electric Code. “Bugeye” emergency lights will need to be added in the tenant space or emergency battery ballasts added to about 15% of the lights. Several exit signs will need to be added. No exterior emergency lights are installed outside the exit doors and one will need to be added outside each door before the tenant space is occupied.

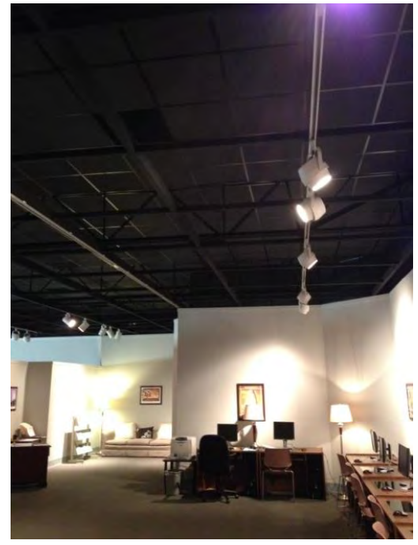
d. It is recommended that the wiring is removed throughout the tenant space for the next tenant upfit and replaced new conductors and conduit as it is at the end of its life expectancy.

e. The existing receptacles and data/ communications jacks are able to be re-used, but it is not recommended that they be relocated.

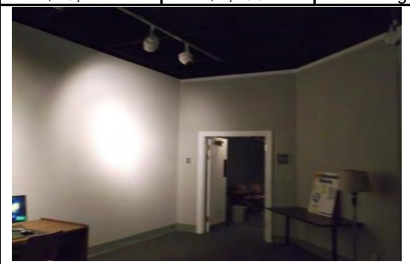
f. No fire alarm system is present in the existing building and no fire alarm system should be required for a renovation to the existing tenant space. However, this is subject to the authority having jurisdiction’s approval.



Electrical panel



Incandescent Lighting

Study Block 6	ADDRESS 200 West Avenue (21,424 SF)						
TARGET HAZMAT POTENTIALS - Visual Screen Only							
Asbestos	**OBSERVED YES or NO**	**TYPE**	**VISIBLE CONDITION**	**POTENTIAL FOR DISTURBANCE**	**APPROX COST RANGE HIGH**	**APPROX COST RANGE LOW**	**ACM LIKELIHOOD**
Asbestos Flooring Materials (1)	Y	Vinyl	Good	Low	$42,848	$1,200	Moderate
Asbestos Surface Materials (2)	Y	Plaster/Wallboard	Good	Moderate	$107,120	$1,200	Low
Asbestos Thermal Insulation (3)	N	Pipe/Duct/Boiler	N	n	$210,424	$85,696	Moderate
Asbestos Miscellaneous (4)	Y	Waterproof/Daubs	Damaged	Low	$120/ton	$1,200	Moderate
Asbestos Roofing (5)	Y	Flashing/Field	Good	Low	$10,712	$1,200	High
							
Lead-Paint	**ALLIGATOR YES or NO**	**TYPE**	**VISIBLE CONDITION**	**POTENTIAL FOR DISTURBANCE**	**APPROXIMATE STABILIZATION COST HIGH**	**APPROXIMATE STABILIZATION COST LOW**	**LEAD LIKELIHOOD**
Lead-Paint Attribution (6)	Yes	Windows & Trim	Poor	Moderate	$450	$150	HIGH
							
Mold	**VISIBLE WATER DAMAGE YES or NO**	**LOCATION**	**GENERAL TREATMENT NEEDED**	**REMEDIATION NEEDED**	**APPROXIMATE TREATMENT REMEDIATION COST HIGH**	**APPROXIMATE TREATMENT REMEDIATION COST LOW**	**MOLD >100 SQUARE FEET LIKELIHOOD**
Mold Attribution (7)	NO	NONE	NONE	Yes	$0	$0	Moderate
Mercury/PCB/Other	**PRESENT Yes or No**	**FLUORESCENT LAMPS**	**AVE. COST PER 4 FT FIXTURE w/LAMPS**	**COST PER FOOT OF LAMP**	**OTHER MERCURY DEVICES**	**PCB BALLAST**	**HAZMAT EST FEE**
Mercury/PCB/Other (8)	Yes	YES	$8	$0.04	$3.50/lb	0.53/lb	$275
UST/AST	**VISIBLE YES or NO**	**LOCATION**	**ACTIVE LEAKING**	**STAINING**	**REMOVAL COST HIGH**	**REMOVAL COST LOW**	**DATABASE NOTE**
	NO	NONE	NONE	NONE	$0	$0	NO
ESTIMATED ENVIRONMENTAL COST RANGE							
	ASBESTOS & LEAD SURVEY		**ANNUAL MANAGEMENT IN PLACE**		**COMPLETE REMOVAL**		
	$3,500		$500-$1500		>$371,829		



Basement



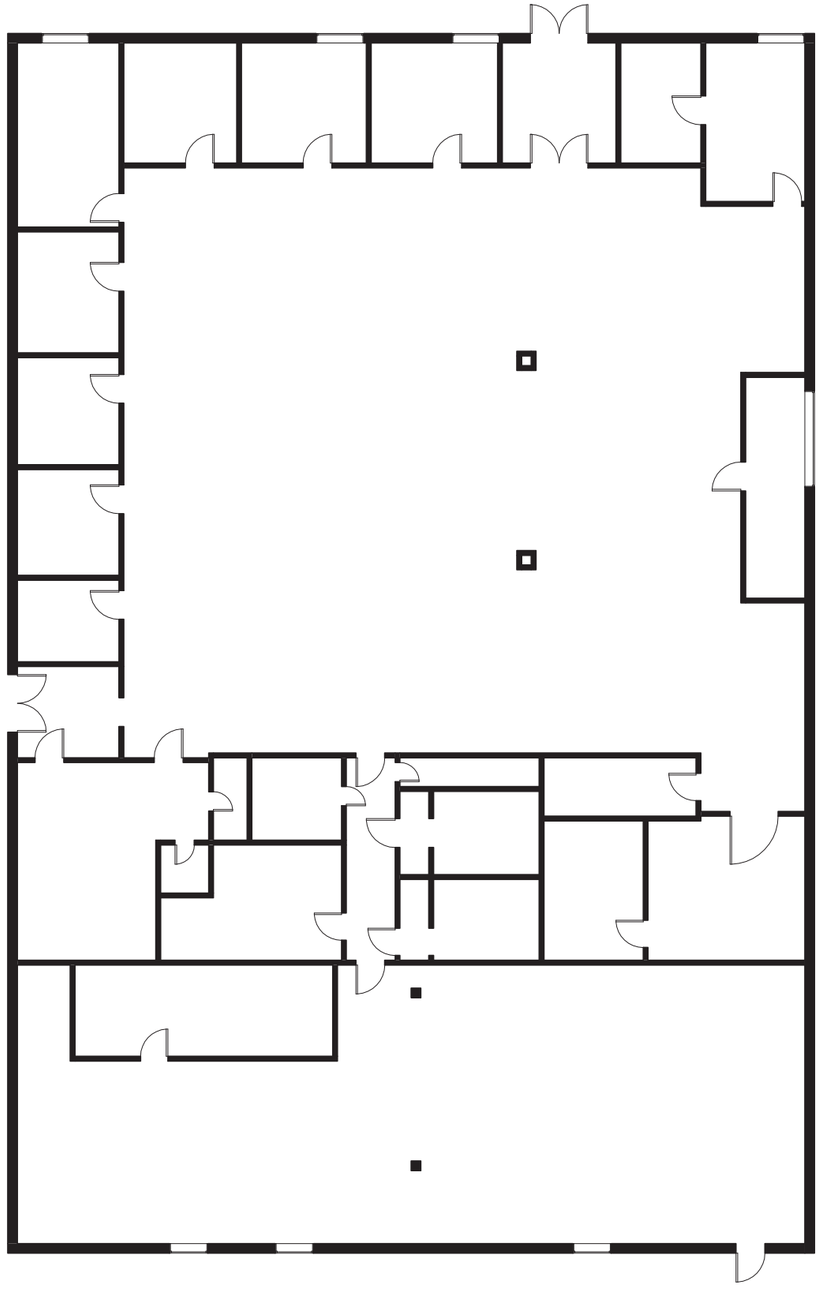
Break room



Teller counter



Rear facade



BUILDING SUMMARY

This building is a single story with a partial basement that is free standing with a drive through covered canopy. The structure is load bearing masonry perimeter walls with steel joists. The roof is sloped with copper gutters and downspouts.

BUILDING AREA

Basement	254
First Floor	10,668
Second Floor	N/A
Total	10,922

GENERAL CONDITIONS

Basement	Good
First Floor	Excellent
Second Floor	N/A
Roof	Good
Facades	Very Good
Structural	Very Good
Mechanical	Very Good
Electrical	Good
Plumbing	Very Good
Environmental	Fair

CURRENT TENANT

Wells Fargo

SUITABLE USES

Service

Office

Retail



Entry Facade


Wood trim


Wood trim


Shingle repair


Dormer

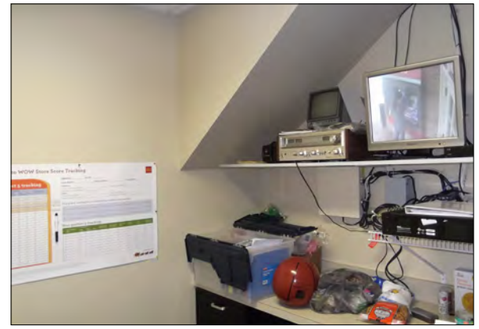
EXTERIOR

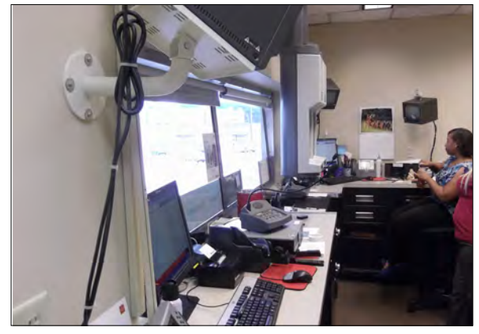
#	Description	Condition
FACADES		
1.1	Front, right & left façade brick needs pointing up	Very Good
1.2	Front & right façade stone needs caulking	Very Good
1.3	Front, right & left façade holes in brick need caulking	Very Good
1.4	Front, right & left façade wood trim needs painting	Good
1.5	Front & left façade windows need painting	Good
1.6	Front façade clean brick	Very Good
1.7	Back façade stair missing H.R.	Poor
1.8	Back façade chimney has grass growing out of top	Poor
1.9	Right façade wood trim rotting above door	Fair
1.1	Right façade missing brick at offset	Poor
1.11	Right façade gutters need painting	Poor
1.12	Right façade rick cracked near front	Fair
FLAT ROOFS AND DRAINS		
2.1	Paint is peeling off flashing	Fair
2.2	Flashing is bent or missing	Poor
2.3	Debris on roof	Poor
SLOPED ROOFS AND GUTTERS/DOWNSPOUTS		
3.1	Copper gutters	Very Good
3.2	Aluminum gutters	Good
3.3	Interior downspouts	Very Good
3.4	Shingle roof has areas that need repair	Very Good
DOORS		
4.1	Interior doors on main floor	Excellent
4.2	Interior doors on lower level	Good
4.3	Interior doors on upper level	Very Good
4.4	Exterior doors	Very Good

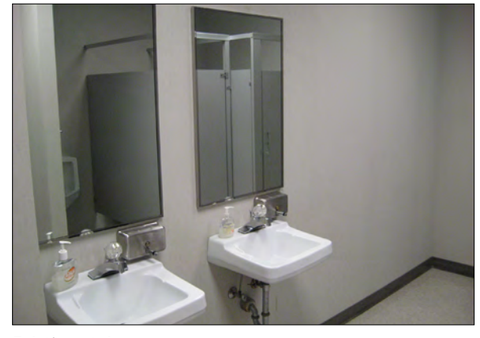
INTERIOR

#	Description	Condition
FLOORS		
5.1	Carpet	Excellent
5.2	VCT	Excellent
5.3	Ceramic	Excellent
5.4	Lower level concrete	Very Good
5.5	Upper level CPT	Good
5.6	Upper vinyl	Good
WALLS		
6.1	GWB painted	Excellent
6.2	Lower brick, some drywall partitions	Very Good
6.3	Upper gypsum board	Very Good
CEILINGS		
7.1	ACT 2 x 2- open to structure	Excellent
7.2	Skim coat - some damaged	Good
7.3	Plaster and 2 x 4 ceiling on second floor	Good
7.4	ACT 2 x 2- open to basement structure	
ACCESSIBILITY		
8.1	Men's room	Excellent
8.2	Women's room	Excellent
8.3	Upper men's and women's single rooms are not ADA	Good
8.4	Circular vaulted cove ceiling in lobby	Excellent
8.5	Theater	Excellent


Ceramic tile


Typical interior wall


Exposed structure


Existing stairs

Overall Structural Condition: Very Good

Basement			
Area 1	Concrete Slab-on-grade for small bay across north end	Condition:	Fair
Area 2		Condition:	
Area 3		Condition:	

First Floor			
Area 1	Concrete slab-on-grade for everything not over basement		
Columns:		Number of Bays:	
Girder(s):		Condition:	Very Good
Floor Framing:		Comments:	
Decking:			
Area 2	Over Basement Bay		
Columns:	n/a	Number of Bays:	1
Girder(s):	n/a	Condition:	Very Good
Floor Framing:	Steel Bar Joists (e-w)	Comments:	
Decking:	Concrete on lath		
Area 3			
Columns:		Number of Bays:	
Girder(s):		Condition:	
Floor Framing:		Comments:	
Decking:			

Second Floor			
Area 1	n/a		
Columns:		Number of Bays:	
Girder(s):		Condition:	
Floor Framing:		Comments:	
Decking:			
Area 2			
Columns:		Number of Bays:	
Girder(s):		Condition:	
Floor Framing:		Comments:	
Decking:			
Area 3			
Columns:		Number of Bays:	
Girder(s):		Condition:	
Floor Framing:		Comments:	
Decking:			

Roof			
Area 1	East Half		
Columns:	Steel Wide Flange	Number of Bays:	2
Girder(s):	Steel Wide Flange (e-w)	Condition:	Very Good
Roof Framing:	Wood gable framed over steel bar joists running n-s	Comments:	Walk up attic
Decking:	Wood		
Area 2	West Half		
Columns:	Steel Wide Flange	Number of Bays:	2
Girder(s):	Steel Wide Flange (e-w)	Condition:	good
Roof Framing:	Steel bar joists (n-s) assumed	Comments:	no visual access
Decking:	unknown		
Area 3	Drive thru canopy		
Columns:	unknown	Number of Bays:	4
Girder(s):	unknown	Condition:	Good based on visual from ground
Roof Framing:	unknown	Comments:	no visual access
Decking:	unknown		

Perimeter Walls			
Basement:	Masonry Bearing	Condition:	Good
1st Floor:	Masonry Bearing	Condition:	Very Good
2nd Floor:	n/a	Condition:	
Parapet:	Masonry Bearing	Condition:	Unknown

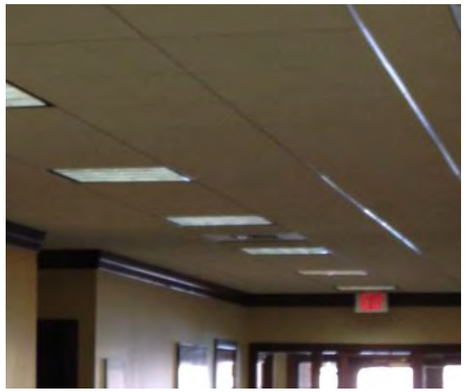

Figure 1 – Air Distribution


Figure 2 – Split Systems

Mechanical Systems

1. (5) DX Split System – Trane (4-5 ton)
2. (1) PTAC Unit – (1.5 ton)
3. Air Distribution ducted with Grilles

All the existing splits systems appear to have the majority of their expected life expectancy remaining.

The existing air distributions systems for the associated unit will need to be evaluated for potential re-use for future projects.

Plumbing Systems

1. Gas Water Heater (40 gal)

The existing water heater appears to have the majority of its expected life expectancy remaining.

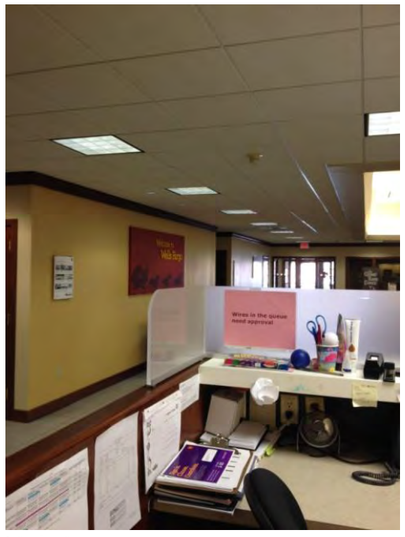
The domestic water system appears to be comprised of copper/PEX piping and would be suitable for re-use where practical.

No fire protection system was present in the existing building.


Figure 3 – Split System



Electrical Panelboard



Lighting

Electrical Systems

1. 208V Electrical Service
2. Replace Lights
3. Emergency Lighting Needed
4. Conductors may not be code compliant
5. Existing Receptacle/data ok for use
6. No Fire Alarm System

a. The tenant space is served by a dedicated 208 volt electrical service which appears to a 2nd generation service. If any of the electrical panels are older than 25 years old when a future tenant upfit is constructed, then contractor shall replace panel with new. Otherwise, the panel is acceptable for re-use.

b. The existing lights in the tenant space are a mix of T8 and T12 fluorescent. The requirements of the North Carolina Energy Code will not be met if over 50% of the tenant space is renovated and the T12 fluorescents will need replacement. The T12 fluorescent technology is presently being phased out of production and maintaining existing T12 lights will not an alternative in the next few years. It is highly recommended that any new tenant install new lighting of compact fluorescent, fluorescent T8 or LED technologies.

c. Minimal exit signs and emergency lighting is existing. More emergency lighting is needed to meet the requirements of the National ElectricCode. “Bugeye” emergency lights will need to be added in the tenant space or emergency battery ballasts added to about 15% of the lights. Several exit signs will need to be added. No exterior emergency lights are installed outside the exit doors and one will need to be added outside each door when the tenant space is occupied.

d. It was not able to be verified if any of the existing conductors are NM type cable, but the most recent upfit should have been modified to code compliancy. If NM type cable is existing in the tenant space, then it will need to be removed throughout for the next tenant upfit and replaced with code compliant conductors and conduit. Existing wiring should not be relocated.

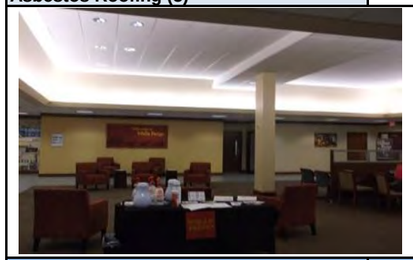
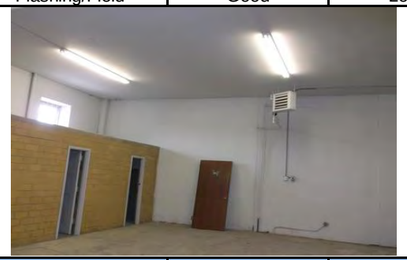
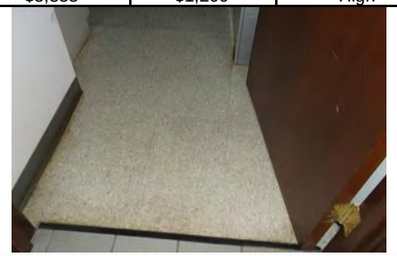
e. The existing receptacles and data/ communications jacks are able to be re-used, but it is not recommended that they be relocated.

f. No fire alarm system is present in the existing building and one may be required for a renovation to the existing tenant space. However, this is subject to the authority having jurisdiction’s approval.



Back Area

Study Block 6	ADDRESS 216 West Avenue (10,710 SF)						
TARGET HAZMAT POTENTIALS - Visual Screen Only							
Asbestos	**OBSERVED YES or NO**	**TYPE**	**VISIBLE CONDITION**	**POTENTIAL FOR DISTURBANCE**	**APPROX COST RANGE HIGH**	**APPROX COST RANGE LOW**	**ACM LIKELIHOOD**
Asbestos Flooring Materials (1)	Y	Vinyl	Good	Low	$32,130	$1,200	Moderate
Asbestos Surface Materials (2)	Y	Plaster/Wallboard	Good	Moderate	$53,550	$1,200	Low
Asbestos Thermal Insulation (3)	N	Pipe/Duct/Boiler	N	N	$1,200	$1,200	Moderate
Asbestos Miscellaneous (4)	Y	Waterproof/Daubs	Damaged	Low	$120/ton	$1,200	Moderate
Asbestos Roofing (5)	Y	Flashing/Field	Good	Low	$5,355	$1,200	High

Lead-Paint	**ALLIGATOR YES or NO**	**TYPE**	**VISIBLE CONDITION**	**POTENTIAL FOR DISTURBANCE**	**APPROXIMATE STABILIZATION COST HIGH**	**APPROXIMATE STABILIZATION COST LOW**	**LEAD LIKELIHOOD**
Lead-Paint Attribution (6)	Yes	Windows & Trim	Poor	Moderate	$450	$150	HIGH





Mold	**VISIBLE WATER DAMAGE YES or NO**	**LOCATION**	**GENERAL TREATMENT NEEDED**	**REMEDIATION NEEDED**	**APPROXIMATE TREATMENT REMEDIATION COST HIGH**	**APPROXIMATE TREATMENT REMEDIATION COST LOW**	**MOLD >100 SQUARE FEET LIKELIHOOD**
Mold Attribution (7)	NO	NONE	NONE	NONE	$0	$0	Low

Mercury/PCB/Other	**PRESENT Yes or No**	**FLUORESCENT LAMPS**	**AVE. COST PER 4 FT FIXTURE w/LAMPS**	**COST PER FOOT OF LAMP**	**OTHER MERCURY DEVICES**	**PCB BALLAST**	**HAZMAT EST FEE**
Mercury/PCB/Other (8)	Yes	YES	$8	$0.04	$3.50/lb	0.53/lb	$275

UST/AST	**VISIBLE YES or NO**	**LOCATION**	**ACTIVE LEAKING**	**STAINING**	**REMOVAL COST HIGH**	**REMOVAL COST LOW**	**DATABASE NOTE**
	NO	NONE	NONE	NONE	$0	$0	NO

ESTIMATED ENVIRONMENTAL COST RANGE			
	ASBESTOS & LEAD SURVEY	**ANNUAL MANAGEMENT IN PLACE**	**COMPLETE REMOVAL**
	$2,500	$500-$1500	>$92,960



Front bay interior



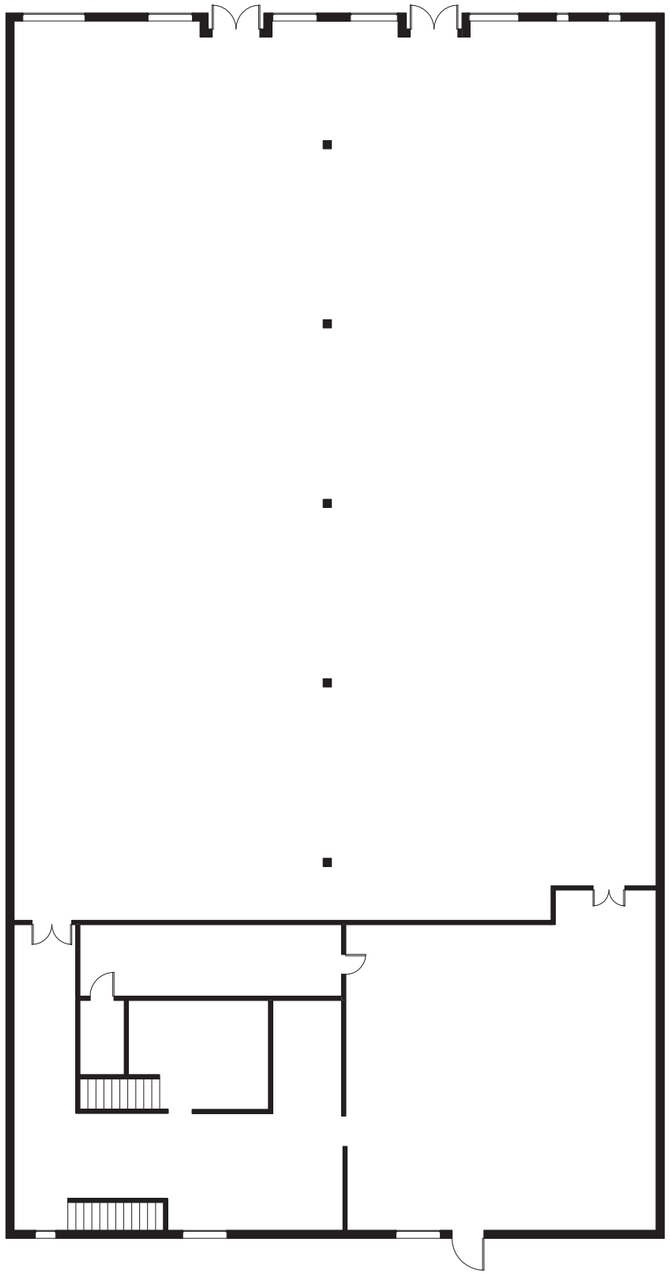
Freight elevator



Rear bay interior



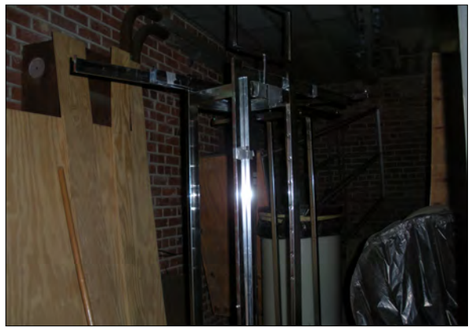
Upper level interior



BUILDING SUMMARY	
This building is a stand alone single story structure with a partial basement and a mezzanine. The structure is load bearing masonry perimeter walls with steel and wood framing. The roof is a combination of sloped and flat areas.	
BUILDING AREA	
Partial Basement	101
First Floor	12,644
Second Floor	N/A
Total	12,745
GENERAL CONDITIONS	
Basement	Good
First Floor	Good
Second Floor	N/A
Roof	Good
Facades	Very Good
Structural	Good
Mechanical	Good
Electrical	Fair
Plumbing	Good
Environmental	Fair
CURRENT TENANT	
Lee Clothing	
SUITABLE USES	
Retail	
Office	



Entry facade



Basement



Cracked brick



Roof



Cracked chimney

EXTERIOR

#	Description	Condition
FACADES		
1.1	Front, right & left facades brick needs pointing up	Very Good
1.2	Front, right & left stone needs caulking	Very Good
1.3	Front, right & left holes in brick need caulking	Very Good
1.4	Front & left wood trim needs painting	Good
1.5	Front façade windows need painting	Very Good
1.6	Front façade brick cracked right end	Good
1.7	Front facade wood dental trim rotted	Poor
1.8	Front façade round winow glass broken	Poor
1.9	Back façade metal canopy needs paint	Good
1.1	Right façade clean brick	Good
1.1	Left façade brick chimney joints separating	Poor
FLAT ROOFS AND DRAINS		
2.1	Low roof built up system	Good
2.2	Flashing bent or missing	Good
SLOPED ROOFS AND GUTTERS/DOWNSPOUTS		
3.1	Shingle roof has areas that need repair	Very Good
3.2	Aluminum gutters	Very Good
3.3	Interior downspouts	Very Good
3.4	Dormers trim is rotten and needs repair	Poor
DOORS		
4.1	Interior doors on main floor	Good
4.2	Interior doors on lower level	Good
4.3	Exterior doors	Very Good
4.4	Sliding Service Door at Back	Very Good

INTERIOR

#	Description	Condition
FLOORS		
5.1	Carpet- First Floor	Good
5.2	VCT- First Floor	Good
5.3	Concrete-basement	Very Good
5.4	Back of house concrete	Very Good
WALLS		
6.1	GWB painted	Very Good
6.2	Basement Brick Walls	Good
6.3	Back of house brick walls	Good
CEILINGS		
7.1	ACT 2 x 4	Very Good
7.2	Basement exposed	Good
7.3	Back of house 2x2 metal decorative tiles	Good
ACCESSIBILITY		
8.1	Covered loading docks	Very Good
8.2	Partial basement useable	Good
8.3	Remainder of basement not accessible	Poor
8.4	Toilets not up to code	Good



Ceiling and interior view



Damaged interior wall



Stairs to storage mezzanine



Bathroom

This is part of the same physical structure as:

250 West Avenue

Overall Structural Condition: Good

Basement			
Area 1	Concrete Slab-on-grade for small bay rear of building	Condition:	Fair
Area 2		Condition:	
Area 3		Condition:	

First Floor			
Area 1	Concrete slab-on-grade for everything not over basement		
Columns:		Number of Bays:	
Girder(s):		Condition:	Good
Floor Framing:		Comments:	
Decking:			
Area 2	Over Rear Basement Bay		
Columns:	n/a	Number of Bays:	1
Girder(s):	n/a	Condition:	Good
Floor Framing:	Steel Wide Flange (f-b)	Comments:	
Decking:	Concrete Slab		
Area 3			
Columns:		Number of Bays:	
Girder(s):		Condition:	
Floor Framing:		Comments:	
Decking:			

Second Floor			
Area 1	n/a		
Columns:		Number of Bays:	
Girder(s):		Condition:	
Floor Framing:		Comments:	
Decking:			
Area 2			
Columns:		Number of Bays:	
Girder(s):		Condition:	
Floor Framing:		Comments:	
Decking:			
Area 3			
Columns:		Number of Bays:	
Girder(s):		Condition:	
Floor Framing:		Comments:	
Decking:			

Roof			
Area 1	Everything but over the front entry		
Columns:	Steel Pipe (assumed)	Number of Bays:	2
Girder(s):	Steel Wide Flange (f-b) assumed	Condition:	Unknown
Roof Framing:	Steel Bar Joists (s-s) assumed	Comments:	Not able to access
Decking:	Unknown		
Area 2	Over Front Entry		
Columns:	Steel Pipe (assumed)	Number of Bays:	2
Girder(s):	Steel Wide Flange (f-b) assumed	Condition:	Unknown
Roof Framing:	Wood gable framing over Steel Bar Joists (s-s) assumed	Comments:	no visual access
Decking:	Wood (assumed)		
Area 3			
Columns:		Number of Bays:	
Girder(s):		Condition:	
Roof Framing:		Comments:	
Decking:			

Perimeter Walls			
Basement:	Masonry Bearing	Condition:	Good
1st Floor:	Masonry Bearing	Condition:	Good
2nd Floor:	n/a	Condition:	
Parapet:	Masonry Bearing	Condition:	Unknown

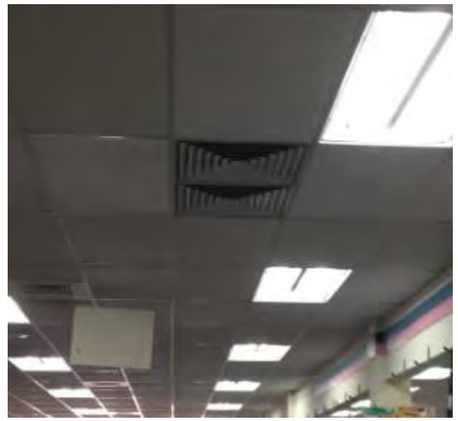


Figure 1 – Air Distribution

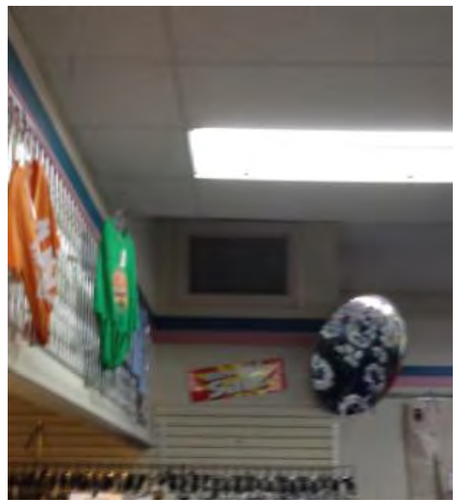


Figure 2 – RTU return grille

Mechanical Systems

1. (2) Packaged Roof Top Unit – York (12.5 ton)
2. Air Distribution ducted with Grilles

The existing roof top unit appears to be approaching the midpoint of their expected life expectancy and would be recommended for replacement in 3-6 years

The existing air distributions systems for the associated unit will need to be evaluated for potential re-use for future projects.

As a precautionary measure a hazardous material survey would be recommended to be performed prior to the start of any new project work due to the age of the building and it's systems.

Plumbing Systems

None observed



Figure 3 - RTUs


Electrical Panelboard


Electrical Panelboard

Electrical Systems

1. Replace Electrical Service
2. Replace Lights
3. Emergency Lighting Needed
4. Wiring should be replaced
5. Can re-use recepts/data, not relocate
6. No Fire Alarm System

a. The tenant space is served by a dedicated 208 volt electrical service which appears to be a 2nd generation service. If any new breakers or re-wiring is needed in any of the electrical panels, it is recommended to replace the panel and main service disconnecting means as the equipment are at the end of their life expectancy.

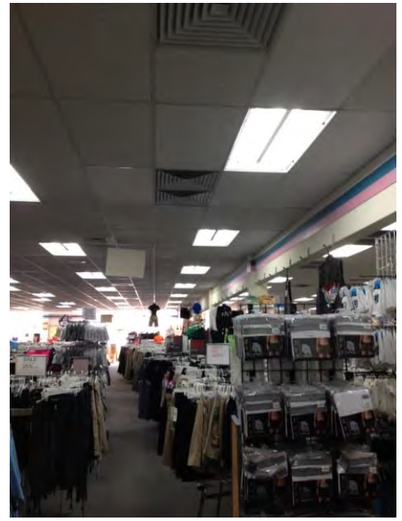
b. All the existing lights in the tenant space appear to be T12 fluorescent lights. This is a very inefficient technology and will not meet the requirements of the North Carolina Energy Code if over 50% of the tenant space is renovated. The T12 technology is presently being phased out of production and maintaining existing T12 lights will not an alternative in the next few years. It is highly recommended that any new tenant install new lighting of Fluorescent T8 or LED technologies.

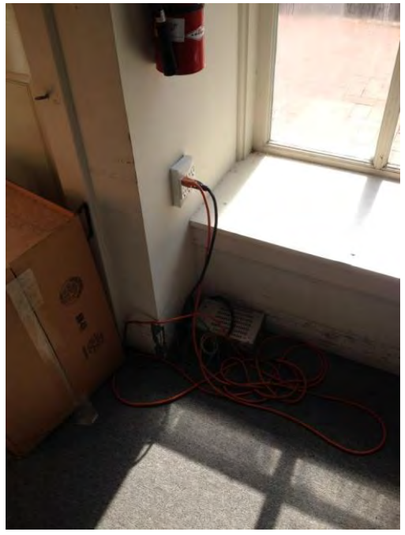
c. Exit signs and emergency lighting does not appear to be existing. Emergency lighting does not meet the requirements of the National Electric Code. “Bugeye” emergency lights will need to be added in the tenant space or emergency battery ballasts added to about 15% of the lights. Several exit signs will need to be added. No exterior emergency lights are installed outside the exit doors and one will need to be added outside each door before the tenant space is occupied.

d. It is recommended that the wiring is removed throughout the tenant space for the next tenant upfit and replace with new conductors and conduit as the existing is at the end of its life expectancy.

e. The existing receptacles and data/ communications jacks are able to be re-used, but it is not recommended that they be relocated.

f. No fire alarm system is present in the existing building and no fire alarm system should be required for a renovation to the existing tenant space. However, this is subject to the authority having jurisdiction’s approval.


T12 Lighting


Receptacle

Study Block 6	ADDRESS 248 West Avenue (6,300 SF)

TARGET HAZMAT POTENTIALS - Visual Screen Only

Asbestos	OBSERVED YES or NO	TYPE	VISIBLE CONDITION	POTENTIAL FOR DISTURBANCE	APPROX COST RANGE HIGH	APPROX COST RANGE LOW	ACM LIKELIHOOD
Asbestos Flooring Materials (1)	Y	Vinyl	Good	Low	$18,900	$1,200	Moderate
Asbestos Surface Materials (2)	Y	Plaster/Wallboard	Good	Moderate	$37,800	$1,200	Low
Asbestos Thermal Insulation (3)	N	Pipe/Duct/Boiler	N	n	$1,200	$1,200	Moderate
Asbestos Miscellaneous (4)	Y	Waterproof/Daubs	Damaged	Low	$120/ton	$1,200	Moderate
Asbestos Roofing (5)	Y	Flashing/Field	Good	Low	$3,150	$1,200	High







Lead-Paint	ALLIGATOR YES or NO	TYPE	VISIBLE CONDITION	POTENTIAL FOR DISTURBANCE	APPROXIMATE STABILIZATION COST HIGH	APPROXIMATE STABILIZATION COST LOW	LEAD LIKELIHOOD
Lead-Paint Attribution (6)	Yes	Windows & Trim	Poor	Moderate	$450	$150	HIGH





Mold	VISIBLE WATER DAMAGE YES or NO	LOCATION	GENERAL TREATMENT NEEDED	REMEDIATION NEEDED	APPROXIMATE TREATMENT REMEDIATION COST HIGH	APPROXIMATE TREATMENT REMEDIATION COST LOW	MOLD >100 SQUARE FEET LIKELIHOOD
Mold Attribution (7)	NO	NONE	NONE	Yes	$0	$0	Low

Mercury/PCB/Other	PRESENT Yes or No	FLUORESCENT LAMPS	AVE. COST PER 4 FT FIXTURE w/LAMPS	COST PER FOOT OF LAMP	OTHER MERCURY DEVICES	PCB BALLAST	HAZMAT EST FEE
Mercury/PCB/Other (8)	Yes	YES	$8	$0.04	$3.50/lb	0.53/lb	$275

UST/AST	VISIBLE YES or NO	LOCATION	ACTIVE LEAKING	STAINING	REMOVAL COST HIGH	REMOVAL COST LOW	DATABASE NOTE
	NO	NONE	NONE	NONE	$0	$0	NO

ESTIMATED ENVIRONMENTAL COST RANGE	ASBESTOS & LEAD SURVEY	ANNUAL MANAGEMENT IN PLACE	COMPLETE REMOVAL
	$1,400	$500-$1500	>$61,475



Left facade



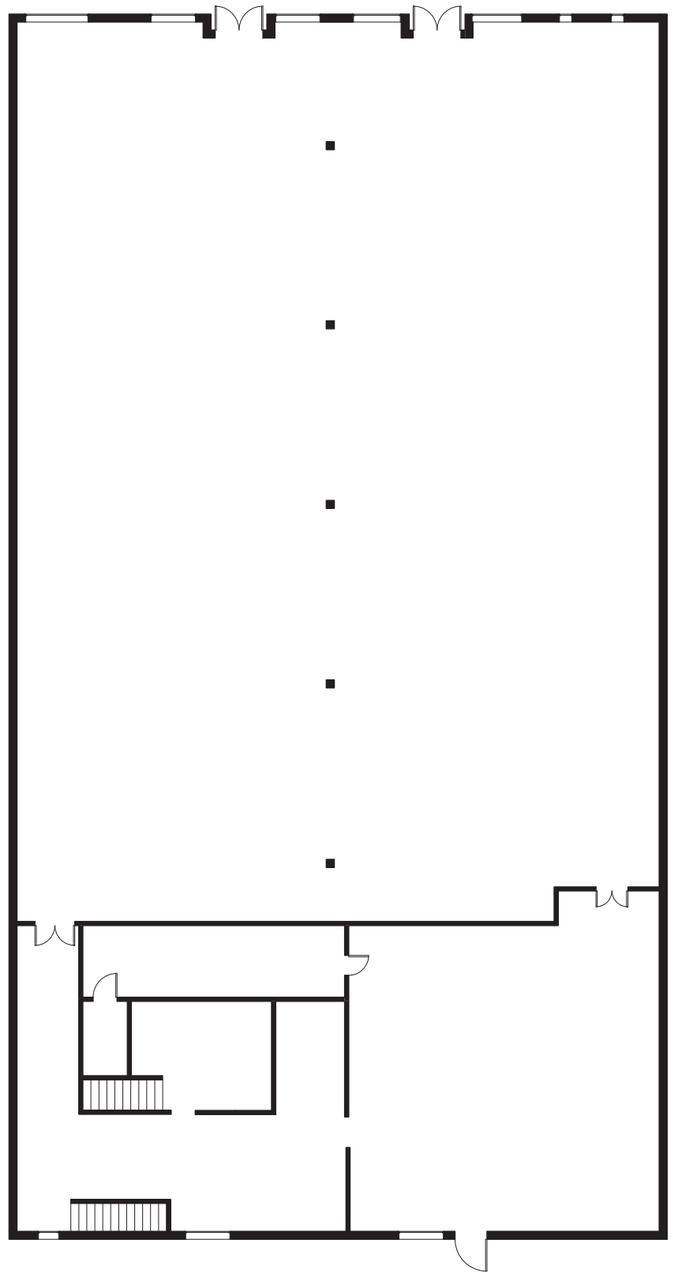
Damaged window



Right facade



Rear facade



BUILDING SUMMARY

This building is a stand alone single story structure with a partial basement and a mezzanine. The structure is load bearing masonry perimeter walls with steel and wood framing. The roof is a combination of sloped and flat areas.

BUILDING AREA

Partial Basement	101
First Floor	12,644
Second Floor	N/A
Total	12,745

GENERAL CONDITIONS

Basement	Good
First Floor	Good
Second Floor	N/A
Roof	Good
Facades	Very Good
Structural	Good
Mechanical	Good
Electrical	Fair
Plumbing	Good
Environmental	Fair

CURRENT TENANT

Lee Clothing

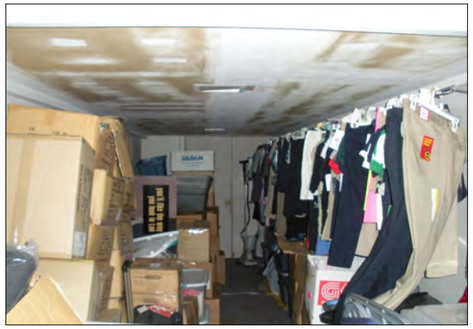
SUITABLE USES

Retail

Office



Entry facade


Storage mezzanine



Roof


Storage room



Interior rear

EXTERIOR

#	Description	Condition
FACADES		
1.1	Front, right & left facades brick needs pointing up	Very Good
1.2	Front, right & left stone needs caulking	Very Good
1.3	Front, right & left holes in brick need caulking	Very Good
1.4	Front & left wood trim needs painting	Good
1.5	Front façade windows need painting	Very Good
1.6	Front façade brick cracked right end	Good
1.7	Front facade wood dental trim rotted	Poor
1.8	Front façade round winow glass broken	Poor
1.9	Back façade metal canopy needs paint	Good
1.1	Right façade clean brick	Good
1.1	Left façade brick chimney joints separating	Poor
FLAT ROOFS AND DRAINS		
2.1	Low roof built up system	Good
2.2	Flashing bent or missing	Good
SLOPED ROOFS AND GUTTERS/DOWNSPOUTS		
3.1	Shingle roof has areas that need repair	Very Good
3.2	Aluminum gutters	Very Good
3.3	Interior downspouts	Very Good
3.4	Dormers trim is rotten and needs repair	Poor
DOORS		
4.1	Interior doors on main floor	Good
4.2	Interior doors on lower level	Good
4.3	Exterior doors	Very Good
4.4	Sliding Service Door at Back	Very Good

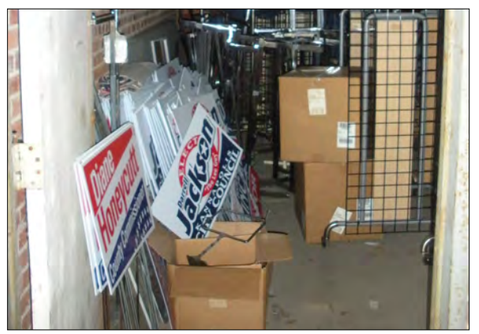
INTERIOR

#	Description	Condition
FLOORS		
5.1	Carpet- First Floor	Good
5.2	VCT- First Floor	Good
5.3	Concrete-basement	Very Good
5.4	Back of house concrete	Very Good
WALLS		
6.1	GWB painted	Very Good
6.2	Basement Brick Walls	Good
6.3	Back of house brick walls	Good
CEILINGS		
7.1	ACT 2 x 4	Very Good
7.2	Basement exposed	Good
7.3	Back of house 2x2 metal decorative tiles	Good
ACCESSIBILITY		
8.1	Covered loading docks	Very Good
8.2	Partial basement useable	Good
8.3	Remainder of basement not accessible	Poor
8.4	Toilets not up to code	Good


Fire door


Entrance to basement


Storage area ceiling



Basement

This is part of the same physical structure as:

248 West Avenue

Overall Structural Condition: Good

Basement			
Area 1	Concrete Slab-on-grade for small bay rear of building	Condition:	Fair
Area 2		Condition:	
Area 3		Condition:	

First Floor			
Area 1	Concrete slab-on-grade for everything not over basement		
Columns:		Number of Bays:	
Girder(s):		Condition:	Good
Floor Framing:		Comments:	
Decking:			
Area 2	Over Rear Basement Bay		
Columns:	n/a	Number of Bays:	1
Girder(s):	n/a	Condition:	Good
Floor Framing:	Steel Wide Flange (f-b)	Comments:	
Decking:	Concrete Slab		
Area 3			
Columns:		Number of Bays:	
Girder(s):		Condition:	
Floor Framing:		Comments:	
Decking:			

Second Floor			
Area 1	n/a		
Columns:		Number of Bays:	
Girder(s):		Condition:	
Floor Framing:		Comments:	
Decking:			
Area 2			
Columns:		Number of Bays:	
Girder(s):		Condition:	
Floor Framing:		Comments:	
Decking:			
Area 3			
Columns:		Number of Bays:	
Girder(s):		Condition:	
Floor Framing:		Comments:	
Decking:			

Roof			
Area 1	Everything but over the front entry		
Columns:	Steel Pipe (assumed)	Number of Bays:	2
Girder(s):	Steel Wide Flange (f-b) assumed	Condition:	Unknown
Roof Framing:	Steel Bar Joists (s-s) assumed	Comments:	Not able to access
Decking:	Unknown		
Area 2	Over Front Entry		
Columns:	Steel Pipe (assumed)	Number of Bays:	2
Girder(s):	Steel Wide Flange (f-b) assumed	Condition:	Unknown
Roof Framing:	Wood gable framing over Steel Bar Joists (s-s) assumed	Comments:	no visual access
Decking:	Wood (assumed)		
Area 3			
Columns:		Number of Bays:	
Girder(s):		Condition:	
Roof Framing:		Comments:	
Decking:			

Perimeter Walls			
Basement:	Masonry Bearing	Condition:	Good
1st Floor:	Masonry Bearing	Condition:	Good
2nd Floor:	n/a	Condition:	
Parapet:	Masonry Bearing	Condition:	Unknown

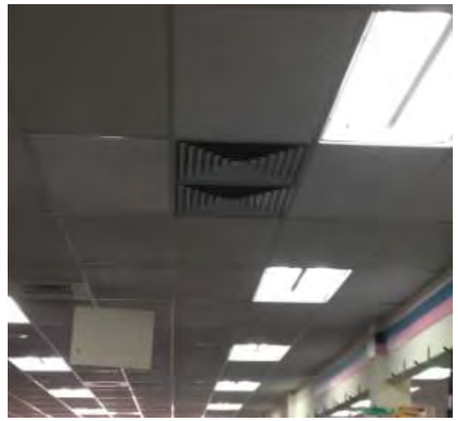


Figure 1 – Air Distribution

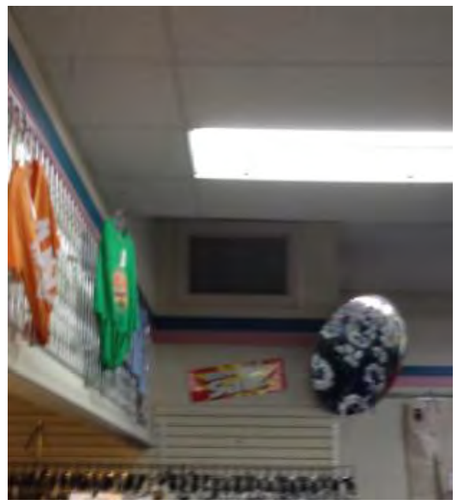


Figure 2 – RTU return grille

Mechanical Systems

1. (2) Packaged Roof Top Unit – York (12.5 ton)
2. Air Distribution ducted with Grilles

The existing roof top unit appears to be approaching the midpoint of their expected life expectancy and would be recommended for replacement in 3-6 years

The existing air distributions systems for the associated unit will need to be evaluated for potential re-use for future projects.

As a precautionary measure a hazardous material survey would be recommended to be performed prior to the start of any new project work due to the age of the building and it's systems.

Plumbing Systems

None observed



Figure 3 - RTUs


Electrical Panelboard


Electrical Panelboard

Electrical Systems

1. Replace Electrical Service
2. Replace Lights
3. Emergency Lighting Needed
4. Wiring should be replaced
5. Can re-use recepts/data, not relocate
6. No Fire Alarm System

a. The tenant space is served by a dedicated 208 volt electrical service which appears to be a 2nd generation service. If any new breakers or re-wiring is needed in any of the electrical panels, it is recommended to replace the panel and main service disconnecting means as the equipment are at the end of their life expectancy.

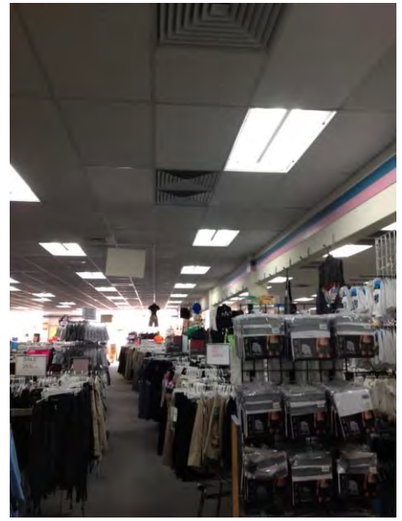
b. All the existing lights in the tenant space appear to be T12 fluorescent lights. This is a very inefficient technology and will not meet the requirements of the North Carolina Energy Code if over 50% of the tenant space is renovated. The T12 technology is presently being phased out of production and maintaining existing T12 lights will not an alternative in the next few years. It is highly recommended that any new tenant install new lighting of Fluorescent T8 or LED technologies.

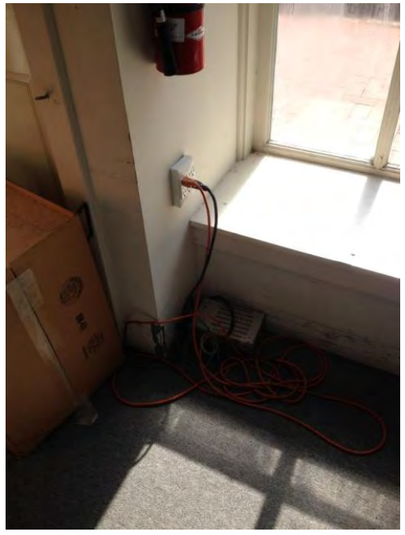
c. Exit signs and emergency lighting does not appear to be existing. Emergency lighting does not meet the requirements of the National Electric Code. “Bugeye” emergency lights will need to be added in the tenant space or emergency battery ballasts added to about 15% of the lights. Several exit signs will need to be added. No exterior emergency lights are installed outside the exit doors and one will need to be added outside each door before the tenant space is occupied.

d. It is recommended that the wiring is removed throughout the tenant space for the next tenant upfit and replace with new conductors and conduit as the existing is at the end of its life expectancy.

e. The existing receptacles and data/ communications jacks are able to be re-used, but it is not recommended that they be relocated.

f. No fire alarm system is present in the existing building and no fire alarm system should be required for a renovation to the existing tenant space. However, this is subject to the authority having jurisdiction’s approval.


T12 Lighting


Receptacle

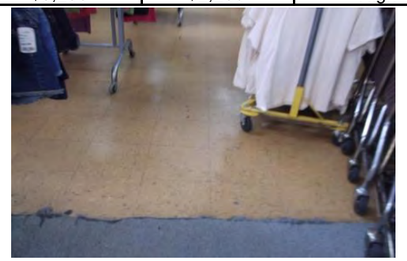
Study Block 6	ADDRESS 248 West Avenue (6,300 SF)

TARGET HAZMAT POTENTIALS - Visual Screen Only

Asbestos	OBSERVED YES or NO	TYPE	VISIBLE CONDITION	POTENTIAL FOR DISTURBANCE	APPROX COST RANGE HIGH	APPROX COST RANGE LOW	ACM LIKELIHOOD
Asbestos Flooring Materials (1)	Y	Vinyl	Good	Low	$18,900	$1,200	Moderate
Asbestos Surface Materials (2)	Y	Plaster/Wallboard	Good	Moderate	$37,800	$1,200	Low
Asbestos Thermal Insulation (3)	N	Pipe/Duct/Boiler	N	n	$1,200	$1,200	Moderate
Asbestos Miscellaneous (4)	Y	Waterproof/Daubs	Damaged	Low	$120/ton	$1,200	Moderate
Asbestos Roofing (5)	Y	Flashing/Field	Good	Low	$3,150	$1,200	High







Lead-Paint	ALLIGATOR YES or NO	TYPE	VISIBLE CONDITION	POTENTIAL FOR DISTURBANCE	APPROXIMATE STABILIZATION COST HIGH	APPROXIMATE STABILIZATION COST LOW	LEAD LIKELIHOOD
Lead-Paint Attribution (6)	Yes	Windows & Trim	Poor	Moderate	$450	$150	HIGH





Mold	VISIBLE WATER DAMAGE YES or NO	LOCATION	GENERAL TREATMENT NEEDED	REMEDIATION NEEDED	APPROXIMATE TREATMENT REMEDIATION COST HIGH	APPROXIMATE TREATMENT REMEDIATION COST LOW	MOLD >100 SQUARE FEET LIKELIHOOD
Mold Attribution (7)	NO	NONE	NONE	Yes	$0	$0	Low

Mercury/PCB/Other	PRESENT Yes or No	FLUORESCENT LAMPS	AVE. COST PER 4 FT FIXTURE w/LAMPS	COST PER FOOT OF LAMP	OTHER MERCURY DEVICES	PCB BALLAST	HAZMAT EST FEE
Mercury/PCB/Other (8)	Yes	YES	$8	$0.04	$3.50/lb	0.53/lb	$275

UST/AST	VISIBLE YES or NO	LOCATION	ACTIVE LEAKING	STAINING	REMOVAL COST HIGH	REMOVAL COST LOW	DATABASE NOTE
	NO	NONE	NONE	NONE	$0	$0	NO

ESTIMATED ENVIRONMENTAL COST RANGE			
	ASBESTOS & LEAD SURVEY	ANNUAL MANAGEMENT IN PLACE	COMPLETE REMOVAL
	$1,400	$500-$1500	>$61,475



Right facade



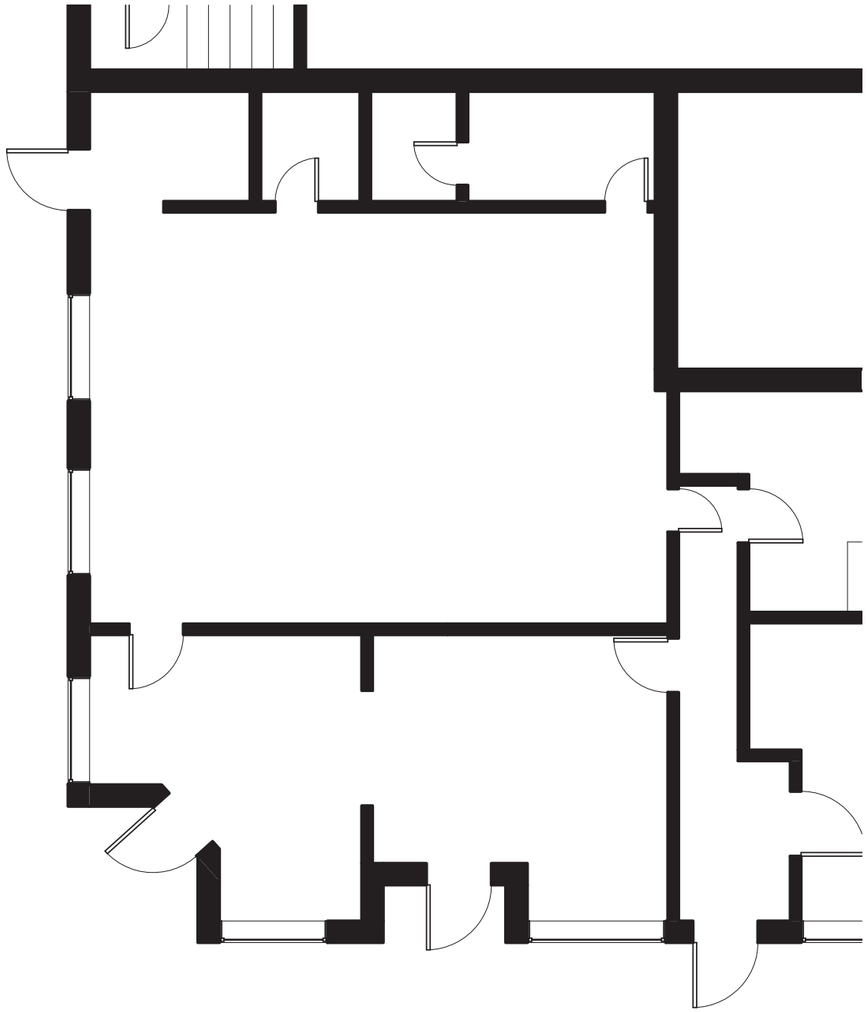
Left facade



Wood trim



Rear facade



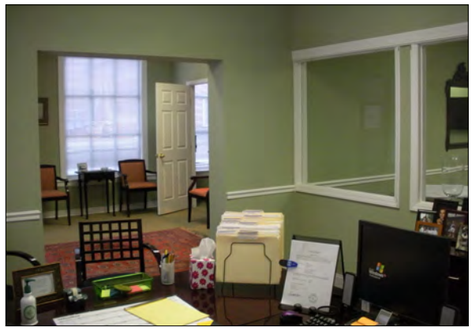
BUILDING SUMMARY	
This building is a single story structure that contains two addresses. The structure is load bearing masonry exterior walls with wood frame infill. The roof is a combination of sloped and flat areas. The building is adjoined on one side by another structure.	
BUILDING AREA	
Basement	N/A
First Floor	1,672
Second Floor	N/A
Total	1,672
GENERAL CONDITIONS	
Basement	N/A
First Floor	Excellent
Second Floor	N/A
Roof	Good
Facades	Very Good
Structural	Very Good
Mechanical	Fair
Electrical	Fair
Plumbing	Very Good
Environmental	Fair
CURRENT TENANT	
City of Kannapolis	
SUITABLE USES	
Office	
Retail	



Entry facade



Rear exit



Front Interior



Library



Dormer

EXTERIOR

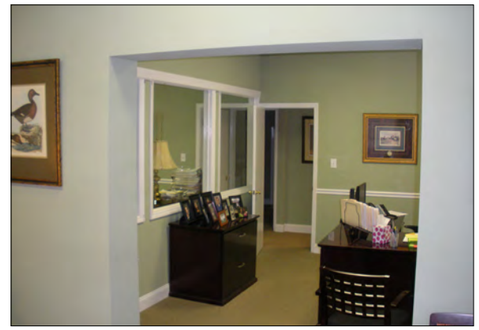
#	Description	Condition
FACADES		
1.1	Front, back and left façade brick needs pointing up	Very Good
1.2	Right façade stone needs caulking	Very Good
1.3	Front & back façade holes in brick need caulking	Very Good
1.4	Front & left façade wood trim need painting	Very Good
FLAT ROOFS AND DRAINS		
2.1	Copper gutters	Excellent
2.2	Interior downspouts	Excellent
SLOPED ROOFS AND GUTTERS/DOWNSPOUTS		
3.1	Shingle roof has areas that need repair	Very Good
3.2	Flashing is bent or missing	Very Good
3.3	Gutter	Very Good
3.4	Internal downspouts	Very Good
DOORS		
4.1	Interior doors on main floor	Excellent
4.2	Interior doors on lower level	Very Good
4.3	Exterior doors	Excellent

INTERIOR

#	Description	Condition
FLOORS		
5.1	Carpet	Excellent
5.2	VCT	Very Good
5.3	Lower level carpet	Excellent
WALLS		
6.1	GWB painted	Excellent
CEILINGS		
7.1	ACT 2 x 4 - some tile damaged	Very Good
ACCESSIBILITY		
8.1	Space is currently not handicap accessible	Very Good
8.2	Toilets not up to current code	Good



Mechanical structure



Typical interior wall



Exposed structure



Existing stairs

This is part of the same physical structure as:

203 Oak Avenue and is partially above the basement of 200 West Ave

Overall Structural Condition: Very Good

Basement			
Area 1	Concrete Slab-on-grade for small area @ NE corner of building	Condition:	Good - accessable from 200 West Ave
Area 2		Condition:	
Area 3		Condition:	

First Floor			
Area 1	Concrete slab-on-grade for everything not over basement		
Columns:		Number of Bays:	
Girder(s):		Condition:	Good
Floor Framing:		Comments:	
Decking:			
Area 2	Over Basement Area		
Columns:	n/a	Number of Bays:	1
Girder(s):	n/a	Condition:	Fair
Floor Framing:	Concrete Slab	Comments:	Basement below this area is access from 200 West Ave
Decking:	Concrete Slab		
Area 3			
Columns:		Number of Bays:	
Girder(s):		Condition:	
Floor Framing:		Comments:	
Decking:			

Second Floor			
Area 1	n/a		
Columns:		Number of Bays:	
Girder(s):		Condition:	
Floor Framing:		Comments:	
Decking:			
Area 2			
Columns:		Number of Bays:	
Girder(s):		Condition:	
Floor Framing:		Comments:	
Decking:			
Area 3			
Columns:		Number of Bays:	
Girder(s):		Condition:	
Floor Framing:		Comments:	
Decking:			

Roof			
Area 1	Front area in front of auditorium		
Columns:	unknown	Number of Bays:	3
Girder(s):	unknown	Condition:	Unknown
Roof Framing:	Wood (assumed)	Comments:	No access - wood assumed based on roof form
Decking:	Wood (assumed)		
Area 2	Over Auditorium		
Columns:	n/a	Number of Bays:	1
Girder(s):	unknown	Condition:	unknown
Roof Framing:	unknown	Comments:	No access - there appears to be a high roof above the auditorium space
Decking:	unknown		
Area 3			
Columns:		Number of Bays:	
Girder(s):		Condition:	
Roof Framing:		Comments:	
Decking:			

Perimeter Walls			
Basement:	Masonry Bearing	Condition:	Fair
1st Floor:	Masonry Bearing	Condition:	Good
2nd Floor:	Masonry Bearing	Condition:	Good
Parapet:	Masonry Bearing	Condition:	Unknown



Figure 1 – Air Distribution



Figure 2 - RTU

Mechanical Systems

1. DX Split System – York (7.5 ton)
2. Air Distribution ducted with Grilles

The existing split system appears to be past the midpoint of its expected life expectancy and would be recommended for replacement in 2-4 years.

The existing air distributions systems for the associated unit will need to be evaluated for potential re-use for future projects.

As a precautionary measure a hazardous material survey would be recommended to be performed prior to the start of any new project work due to the age of the building and it's systems.

Plumbing Systems

1. Electrical Point of Use Water Heater

The existing water heater is in good working order and has the majority of the expected service life remaining.

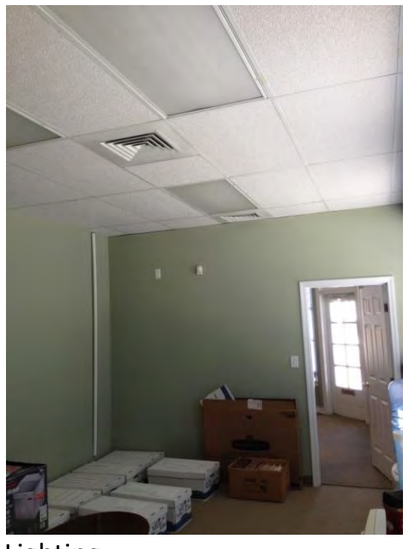
No fire protection system was present in the existing building.



Figure 4 – Water Heater



Electrical Panelboard



Lighting

Electrical Systems

1. 208V Electrical Service
2. Replace Lights
3. Emergency Lighting Needed
4. Conductors may not be code compliant
5. Existing Receptacle/data ok for use
6. No Fire Alarm System

a. The tenant space is served by a dedicated 208 volt electrical service which appears to a 2nd generation service. If any new breakers or re-wiring is needed in any of the electrical panels, it is recommended to replace the panel and main service disconnecting means as the equipment are at the end of their life expectancy.

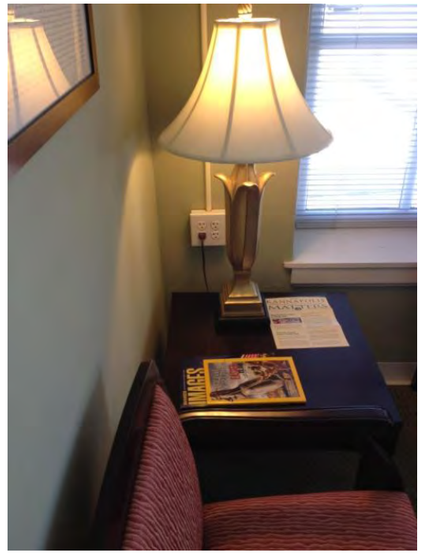
b. All the existing lights in the tenant space appear to be of inefficient technologies. The requirements of the North Carolina Energy Code will not be met if over 50% of the tenant space is renovated. The T12 fluorescent technology is presently being phased out of production and maintaining existing T12 lights will not an alternative in the next few years. It is highly recommended that any new tenant install new lighting of Fluorescent T8 or LED technologies.

c. Exit signs and emergency lighting do not appear to be existing. Emergency lighting does not meet the requirements of the National Electric Code. “Bugeye” emergency lights will need to be added in the tenant space or emergency battery ballasts added to about 15% of the lights. Several exit signs will need to be added. No exterior emergency lights are installed outside the exit doors and one will need to be added outside each door when the tenant space is occupied.

d. It was not able to be verified if any of the existing conductors are NM type cable, but the most recent upfit should have been modified to code compliancy. If NM type cable is existing in the tenant space, then it will need to be removed throughout for the next tenant upfit and replaced with code compliant conductors and conduit. Existing wiring should not be relocated.

e. The existing receptacles and data/ communications jacks are able to be re-used, but it is not recommended that they be relocated.

f. No fire alarm system is present in the existing building and no fire alarm system should be required for a renovation to the existing tenant space. However, this is subject to the authority having jurisdiction’s approval.



Receptacle

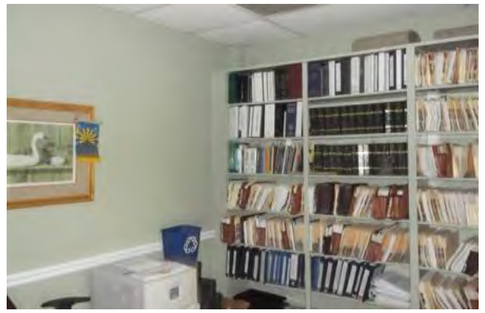


Electrical Panelboard

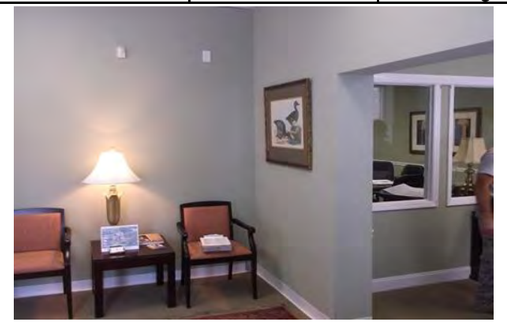
Study Block 6	ADDRESS 201/203 Oak Avenue (2,120 SF)

TARGET HAZMAT POTENTIALS - Visual Screen Only

Asbestos	OBSERVED YES or NO	TYPE	VISIBLE CONDITION	POTENTIAL FOR DISTURBANCE	APPROX COST RANGE HIGH	APPROX COST RANGE LOW	ACM LIKELIHOOD
Asbestos Flooring Materials (1)	N	Vinyl	Good	Low	$6,360	$1,200	Moderate
Asbestos Surface Materials (2)	Y	Plaster/Wallboard	Good	Moderate	$21,200	$1,200	Low
Asbestos Thermal Insulation (3)	N	Pipe/Duct/Boiler	N	N	$1,200	$1,200	Moderate
Asbestos Miscellaneous (4)	Y	Waterproof/Daubs	Damaged	Low	$120/ton	$1,200	Moderate
Asbestos Roofing (5)	Y	Flashing/Field	Good	Low	$1,200	$1,200	High







Lead-Paint	ALLIGATOR YES or NO	TYPE	VISIBLE CONDITION	POTENTIAL FOR DISTURBANCE	APPROXIMATE STABILIZATION COST HIGH	APPROXIMATE STABILIZATION COST LOW	LEAD LIKELIHOOD
Lead-Paint Attribution (6)	Yes	Windows & Trim	Poor	Moderate	$450	$150	HIGH

Mold	VISIBLE WATER DAMAGE YES or NO	LOCATION	GENERAL TREATMENT NEEDED	REMEDIATION NEEDED	APPROXIMATE TREATMENT REMEDIATION COST HIGH	APPROXIMATE TREATMENT REMEDIATION COST LOW	MOLD >100 SQUARE FEET LIKELIHOOD
Mold Attribution (7)	NO	NONE	NONE	Yes	$0	$0	Low

Mercury/PCB/Other	PRESENT Yes or No	FLUORESCENT LAMPS	AVE. COST PER 4 FT FIXTURE w/LAMPS	COST PER FOOT OF LAMP	OTHER MERCURY DEVICES	PCB BALLAST	HAZMAT EST FEE
Mercury/PCB/Other (8)	Yes	YES	$8	$0.04	$3.50/lb	0.53/lb	$275

UST/AST	VISIBLE YES or NO	LOCATION	ACTIVE LEAKING	STAINING	REMOVAL COST HIGH	REMOVAL COST LOW	DATABASE NOTE
	NO	NONE	NONE	NONE	$0	$0	NO

ESTIMATED ENVIRONMENTAL COST RANGE			
	ASBESTOS & LEAD SURVEY	ANNUAL MANAGEMENT IN PLACE	COMPLETE REMOVAL
	$1,100	$500-$1500	>$30,140



Right facade



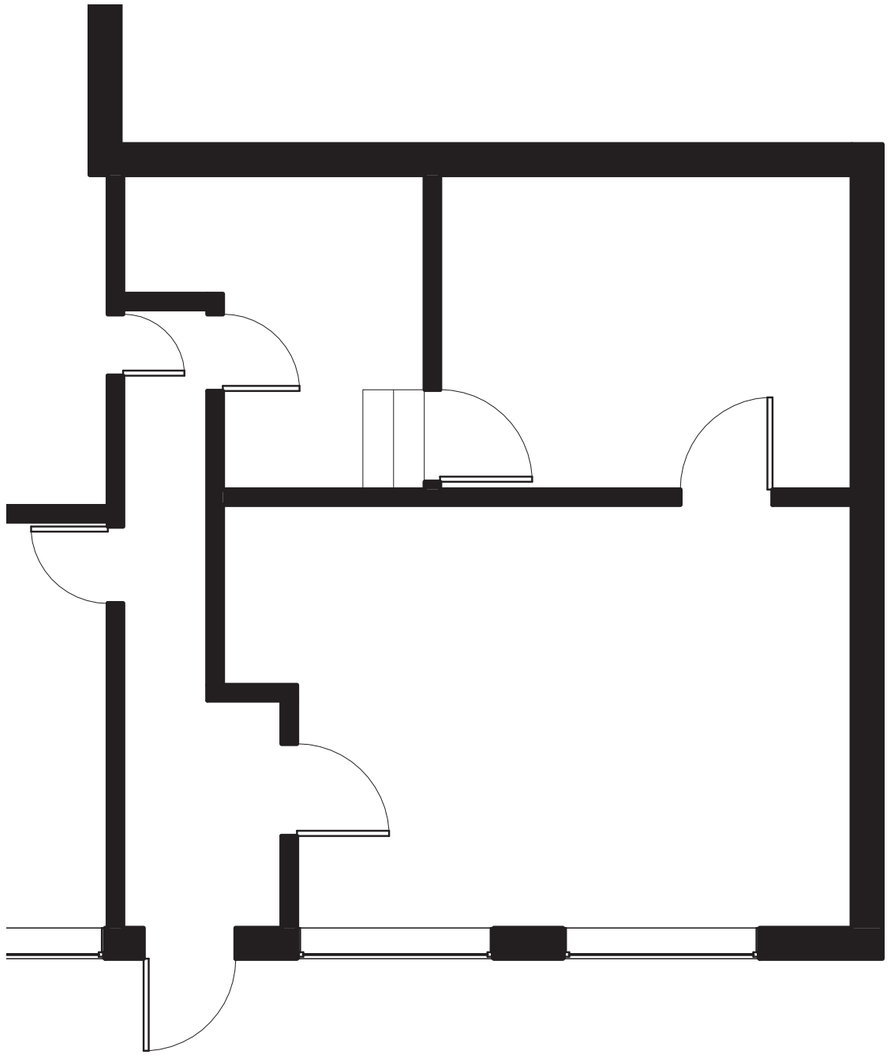
Left facade



Wood trim



Rear facade



BUILDING SUMMARY	
This building is a single story structure that contains two addresses. The structure is load bearing masonry exterior walls with wood frame infill. The roof is a combination of sloped and flat areas. The building is adjoined on one side by another structure.	
BUILDING AREA	
Basement	N/A
First Floor	1,672
Second Floor	N/A
Total	1,672
GENERAL CONDITIONS	
Basement	N/A
First Floor	Excellent
Second Floor	N/A
Roof	Good
Facades	Very Good
Structural	Very Good
Mechanical	Fair
Electrical	Fair
Plumbing	Very Good
Environmental	Fair
CURRENT TENANT	
City of Kannapolis	
SUITABLE USES	
Office	
Retail	



Entry facade



Entrance



Utilities/Electrical



Office



Interior windows

EXTERIOR

#	Description	Condition
FACADES		
1.1	Front, back and left façade brick needs pointing up	Very Good
1.2	Right façade stone needs caulking	Very Good
1.3	Front & back façade holes in brick need caulking	Very Good
1.4	Front & left façade wood trim need painting	Very Good
FLAT ROOFS AND DRAINS		
2.1	Copper gutters	Excellent
2.2	Interior downspouts	Excellent
SLOPED ROOFS AND GUTTERS/DOWNSPOUTS		
3.1	Shingle roof has areas that need repair	Very Good
3.2	Flashing is bent or missing	Very Good
3.3	Gutter	Very Good
3.4	Internal downspouts	Very Good
DOORS		
4.1	Interior doors on main floor	Excellent
4.2	Interior doors on lower level	Very Good
4.3	Exterior doors	Excellent

INTERIOR

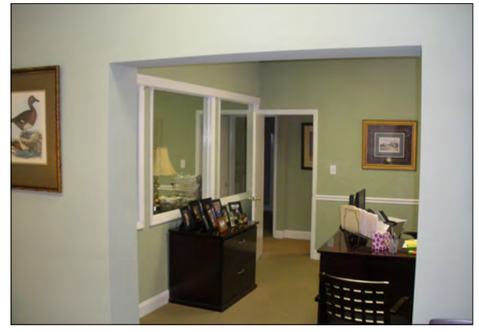
#	Description	Condition
FLOORS		
5.1	Carpet	Excellent
5.2	VCT	Very Good
5.3	Lower level carpet	Excellent
WALLS		
6.1	GWB painted	Excellent
CEILINGS		
7.1	ACT 2 x 4 - some tile damaged	Very Good
ACCESSIBILITY		
8.1	Space is currently not handicap accessible	Very Good
8.2	Toilets not up to current code	Good



Carpeted stairs



Empty Office used for storage



Office



Bilevel stairs

This is part of the same physical structure as:

201 Oak Avenue

Overall Structural Condition: Very Good

Basement			
Area 1	n/a	Condition:	
Area 2		Condition:	
Area 3		Condition:	

First Floor			
Area 1	Concrete slab-on-grade for entir footprint		
Columns:		Number of Bays:	
Girder(s):		Condition:	Good
Floor Framing:		Comments:	
Decking:			
Area 2			
Columns:		Number of Bays:	
Girder(s):		Condition:	
Floor Framing:		Comments:	
Decking:			
Area 3			
Columns:		Number of Bays:	
Girder(s):		Condition:	
Floor Framing:		Comments:	
Decking:			

Second Floor			
Area 1	n/a		
Columns:		Number of Bays:	
Girder(s):		Condition:	
Floor Framing:		Comments:	
Decking:			
Area 2			
Columns:		Number of Bays:	
Girder(s):		Condition:	
Floor Framing:		Comments:	
Decking:			
Area 3			
Columns:		Number of Bays:	
Girder(s):		Condition:	
Floor Framing:		Comments:	
Decking:			

Roof			
Area 1	Entir Building		
Columns:	n/a	Number of Bays:	1
Girder(s):	n/a	Condition:	Unknown
Roof Framing:	Wood Frame (Assumed)	Comments:	No visual access
Decking:	Wood (Assumed)		
Area 2			
Columns:		Number of Bays:	
Girder(s):		Condition:	
Roof Framing:		Comments:	
Decking:			
Area 3			
Columns:		Number of Bays:	
Girder(s):		Condition:	
Roof Framing:		Comments:	
Decking:			

Perimeter Walls			
Basement:	n/a	Condition:	
1st Floor:	Masonry Bearing	Condition:	Good
2nd Floor:	n/a	Condition:	
Parapet:	n/a	Condition:	



Figure 1 – Air Distribution



Figure 2 - RTU

Mechanical Systems

1. DX Split System – York (7.5 ton)
2. Air Distribution ducted with Grilles

The existing split system appears to be past the midpoint of its expected life expectancy and would be recommended for replacement in 2-4 years.

The existing air distributions systems for the associated unit will need to be evaluated for potential re-use for future projects.

As a precautionary measure a hazardous material survey would be recommended to be performed prior to the start of any new project work due to the age of the building and it's systems.

Plumbing Systems

1. Electrical Point of Use Water Heater

The existing water heater is in good working order and has the majority of the expected service life remaining.

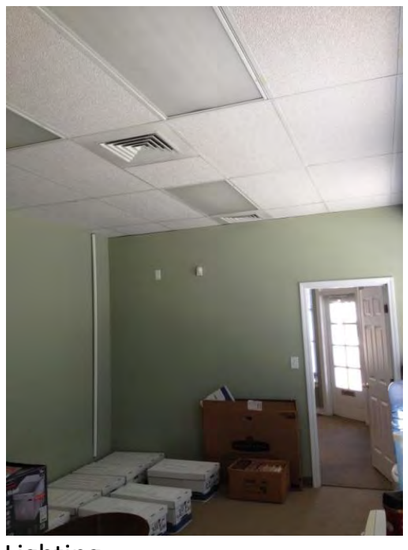
No fire protection system was present in the existing building.



Figure 4 – Water Heater



Electrical Panelboard



Lighting

Electrical Systems

1. 208V Electrical Service
2. Replace Lights
3. Emergency Lighting Needed
4. Conductors may not be code compliant
5. Existing Receptacle/data ok for use
6. No Fire Alarm System

a. The tenant space is served by a dedicated 208 volt electrical service which appears to a 2nd generation service. If any new breakers or re-wiring is needed in any of the electrical panels, it is recommended to replace the panel and main service disconnecting means as the equipment are at the end of their life expectancy.

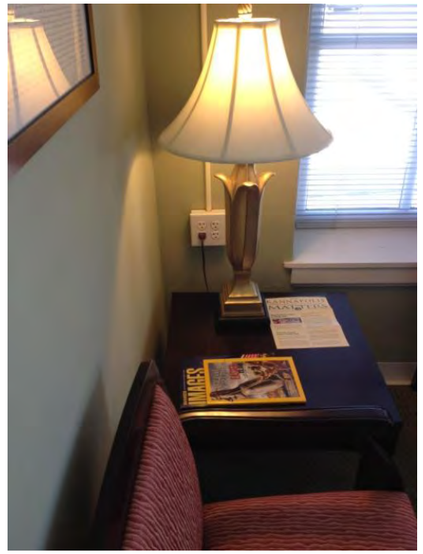
b. All the existing lights in the tenant space appear to be of inefficient technologies. The requirements of the North Carolina Energy Code will not be met if over 50% of the tenant space is renovated. The T12 fluorescent technology is presently being phased out of production and maintaining existing T12 lights will not an alternative in the next few years. It is highly recommended that any new tenant install new lighting of Fluorescent T8 or LED technologies.

c. Exit signs and emergency lighting do not appear to be existing. Emergency lighting does not meet the requirements of the National Electric Code. “Bugeye” emergency lights will need to be added in the tenant space or emergency battery ballasts added to about 15% of the lights. Several exit signs will need to be added. No exterior emergency lights are installed outside the exit doors and one will need to be added outside each door when the tenant space is occupied.

d. It was not able to be verified if any of the existing conductors are NM type cable, but the most recent upfit should have been modified to code compliancy. If NM type cable is existing in the tenant space, then it will need to be removed throughout for the next tenant upfit and replaced with code compliant conductors and conduit. Existing wiring should not be relocated.

e. The existing receptacles and data/ communications jacks are able to be re-used, but it is not recommended that they be relocated.

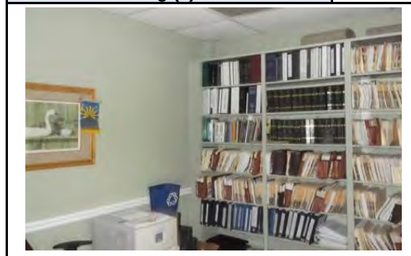
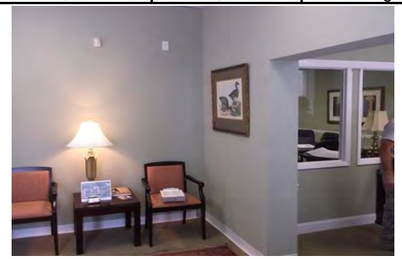
f. No fire alarm system is present in the existing building and no fire alarm system should be required for a renovation to the existing tenant space. However, this is subject to the authority having jurisdiction’s approval.



Receptacle



Electrical Panelboard

Study Block 6	ADDRESS 201/203 Oak Avenue (2,120 SF)						
TARGET HAZMAT POTENTIALS - Visual Screen Only							
Asbestos	**OBSERVED YES or NO**	**TYPE**	**VISIBLE CONDITION**	**POTENTIAL FOR DISTURBANCE**	**APPROX COST RANGE HIGH**	**APPROX COST RANGE LOW**	**ACM LIKELIHOOD**
Asbestos Flooring Materials (1)	N	Vinyl	Good	Low	$6,360	$1,200	Moderate
Asbestos Surface Materials (2)	Y	Plaster/Wallboard	Good	Moderate	$21,200	$1,200	Low
Asbestos Thermal Insulation (3)	N	Pipe/Duct/Boiler	N	N	$1,200	$1,200	Moderate
Asbestos Miscellaneous (4)	Y	Waterproof/Daubs	Damaged	Low	$120/ton	$1,200	Moderate
Asbestos Roofing (5)	Y	Flashing/Field	Good	Low	$1,200	$1,200	High
							
Lead-Paint	**ALLIGATOR YES or NO**	**TYPE**	**VISIBLE CONDITION**	**POTENTIAL FOR DISTURBANCE**	**APPROXIMATE STABILIZATION COST HIGH**	**APPROXIMATE STABILIZATION COST LOW**	**LEAD LIKELIHOOD**
Lead-Paint Attribution (6)	Yes	Windows & Trim	Poor	Moderate	$450	$150	HIGH
Mold	**VISIBLE WATER DAMAGE YES or NO**	**LOCATION**	**GENERAL TREATMENT NEEDED**	**REMEDIATION NEEDED**	**APPROXIMATE TREATMENT REMEDIATION COST HIGH**	**APPROXIMATE TREATMENT REMEDIATION COST LOW**	**MOLD >100 SQUARE FEET LIKELIHOOD**
Mold Attribution (7)	NO	NONE	NONE	Yes	$0	$0	Low
Mercury/PCB/Other	**PRESENT Yes or No**	**FLUORESCENT LAMPS**	**AVE. COST PER 4 FT FIXTURE w/LAMPS**	**COST PER FOOT OF LAMP**	**OTHER MERCURY DEVICES**	**PCB BALLAST**	**HAZMAT EST FEE**
Mercury/PCB/Other (8)	Yes	YES	$8	$0.04	$3.50/lb	0.53/lb	$275
UST/AST	**VISIBLE YES or NO**	**LOCATION**	**ACTIVE LEAKING**	**STAINING**	**REMOVAL COST HIGH**	**REMOVAL COST LOW**	**DATABASE NOTE**
	NO	NONE	NONE	NONE	$0	$0	NO
ESTIMATED ENVIRONMENTAL COST RANGE							
	ASBESTOS & LEAD SURVEY		**ANNUAL MANAGEMENT IN PLACE**		**COMPLETE REMOVAL**		
	$1,100		$500-$1500		>$30,140		